

LAKE COUNTY ZONING BOARD

March 1, 2006

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, March 1, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, **March 28, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Ms. Terrie Diesbourg, Interim Administrative Manager, Planning & Development Services
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
March 1, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
March 28, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
CUP#06/3/1-2	Susan Engel and Patricia Fulton	1	#40-06-CUP
PH#37-06-5	Greg Miller and James Gant	2	#39-06-RP
PH#23-06-2	Larry & Ann Linder Cecelia Bonifay, Esq.	3	#18-06-PUD
PH#30-06-5	McComb Management Inc. Peter McComb / Fred Hamilton	4	#32-06-Z
PH#31-06-4	David Garber & Cindy Levandoski Fred Hamilton	5	#33-06-Z
PH#32-06-5	Mannow Shaw Fred Hamilton	6	#34-06-Z
PH#33-06-2	South English Congregation of Jehovah Dick Sanders	7	#35-06-CFD
PH#35-06-2	South Lake Lutheran Church Pastor Greg Sahlstrom	8	#37-06-CFD
MSP#05/11/1-2	Rinker Materials Corp. Steven J. Richey, P.A.	9	#112-05-MSP/AMD 30-day Continuance
PH#16-06-3	Jim Lyden and Don Nicholson Craig Kosuta & Associates	10	#24-06-PUD/AMD
PH#36-05-5	James A. Scobie	11	#38-06-Z
PH#34-06-3	Lake Co. Dept of Public Safety Gary Kaiser	12	#36-06-CFD
PH#87F-05-3	The Plantation at Leesburg Miranda F. Fitzgerald, Esq.	13	#128-05-PUD/DRI/AMD Indefinite Continuance
PH#21-06-1	Dr. Donald J. Fornance Manhar K. Jadav, P.E.	14	#31-06-PUD

TRACKING NO.: #40-06-CUP

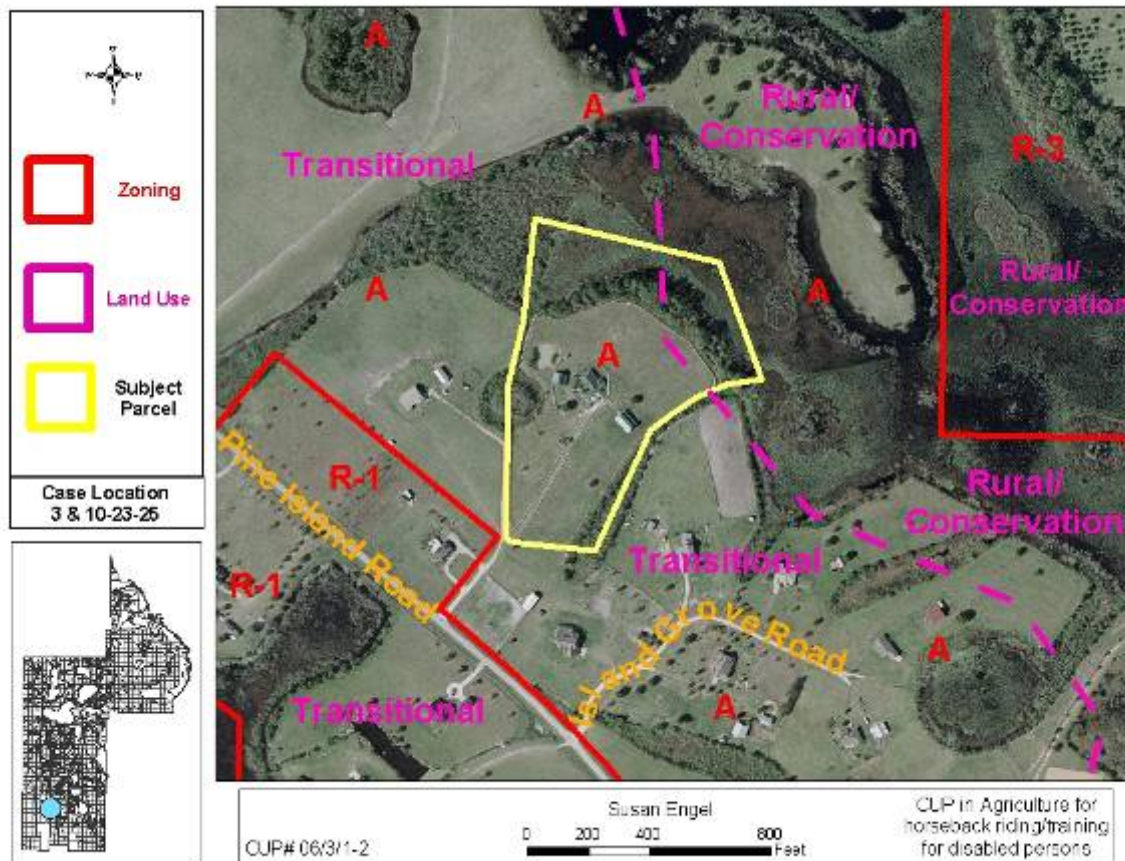
CASE NO: CUP#06/3/1-2

AGENDA NO: #1

OWNER: Susan Engel

APPLICANT: Patricia Fulton

GENERAL LOCATION: South Lake County area – From the intersections of CR 561 and CR 565B (Pine Island Road), proceed W and N'y along Pine Island Road approximately 1 mile to property lying N of CR 565B and Key Lime Drive and approximately 3/4 mile E of CR 565A.



APPLICANT'S REQUEST: A request for a Conditional Use Permit (CUP) in A (Agriculture) to allow for a horse riding and training program for people with disabilities.

SIZE OF PARCEL: 13.9 +/-acres

FUTURE LAND USE: GSACSC – Transitional and Rural/Conservation

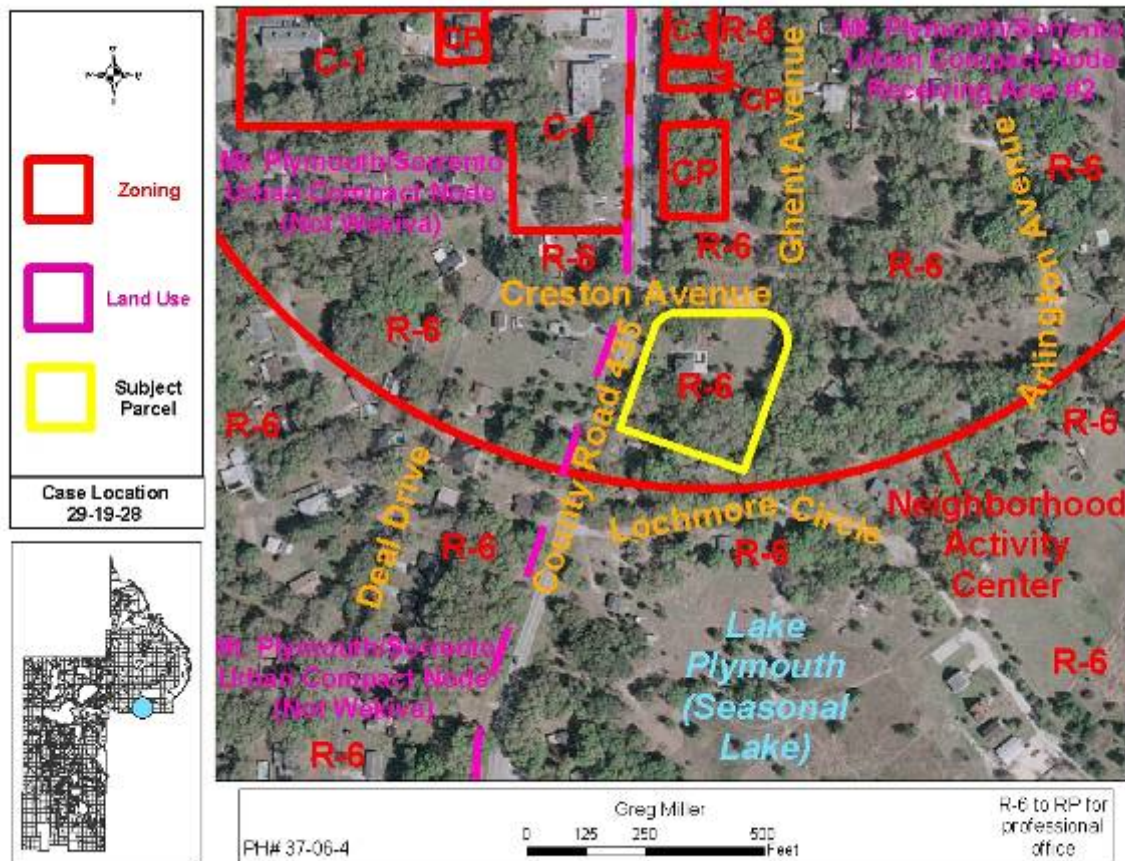
CASE NO: PH#37-06-4

AGENDA NO: #2

OWNER: Greg Miller

APPLICANT: James Gant

GENERAL LOCATION: Mt Plymouth area – Property lying S of the intersection of SR 46 and CR 435, E of CR 435 and W of Ghent Avenue, in Mt Plymouth Subdivision – Blk 23.



APPLICANT'S REQUEST: A request to rezone from R-6 (Urban Residential) to RP (Residential Professional) for professional office use.

SIZE OF PARCEL: 1.82 +/- acres

FUTURE LAND USE: Mt Plymouth-Sorrento Urban Compact Node (Receiving Area Number Two) w/ Neighborhood Activity Center overlay

TRACKING NO.: ##18-06-PUD

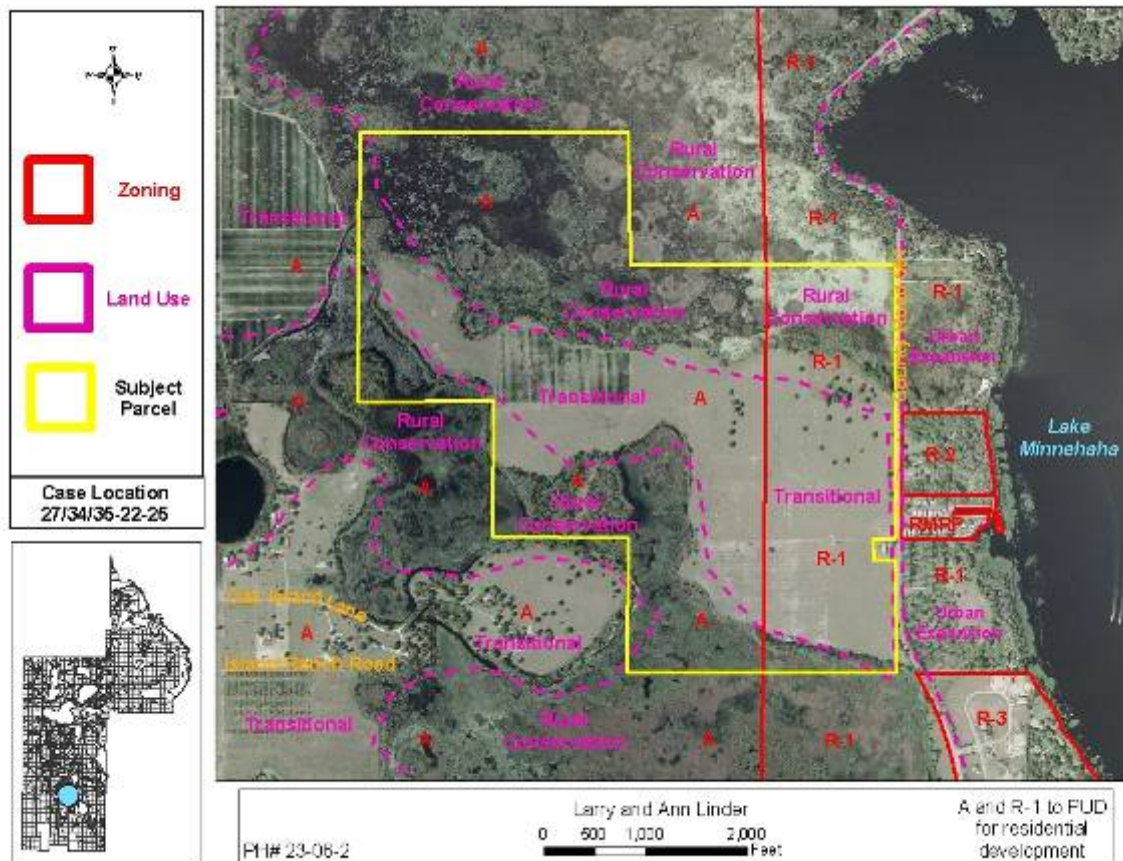
CASE NO: PH#23-06-2

AGENDA NO: # 3

OWNER: Larry & Ann Linder

APPLICANT: Cecelia Bonifay, Esq., Akerman Senterfitt

GENERAL LOCATION: Clermont area – Property lying W'ly of CR 561 and S of SR 50 and E'ly of CR 565A. (35-22-26)



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) and R-1 (Rural Residential) to PUD (Planned Unit Development) for construction of a single-family residential development.

SIZE OF PARCEL: 444.57 +/- acres

FUTURE LAND USE: Green Swamp Area of Critical State Concern / Transitional and Rural/Conservation

TRACKING NO.: #3-06-Z

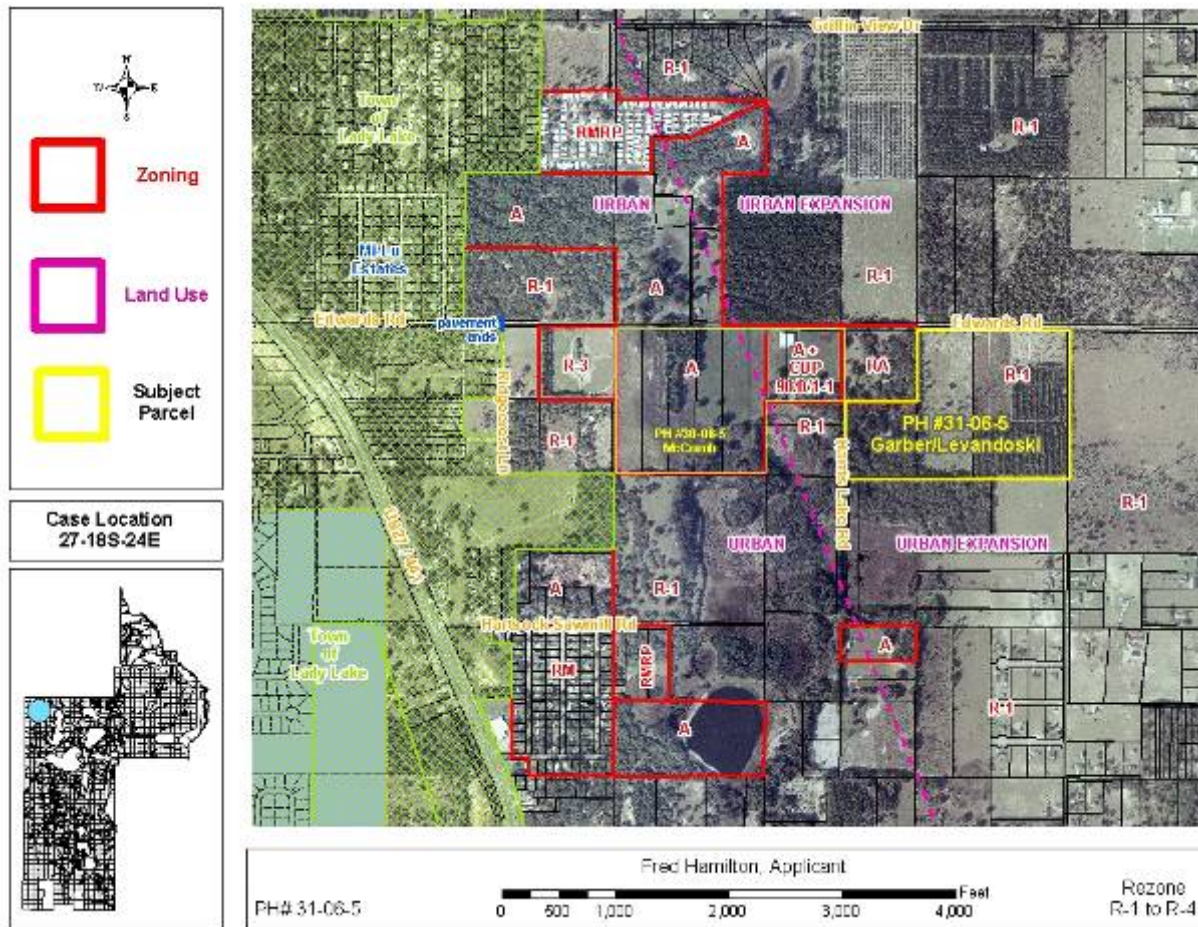
CASE NO: PH#31-06-5

AGENDA NO: #5

OWNERS: David S. Garber, Trustee and Cindy L. Levandoski

APPLICANT(S): Fred Hamilton

GENERAL LOCATION: Lady Lake area – Property lying SE of the intersections of Edwards Road and Harris Lake Road (a non-county maintained road) and W of Gray's Airport Road.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-4 (Medium Suburban Residential) for construction of a single-family residential subdivision.

SIZE OF PARCEL: 50 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #3406-Z

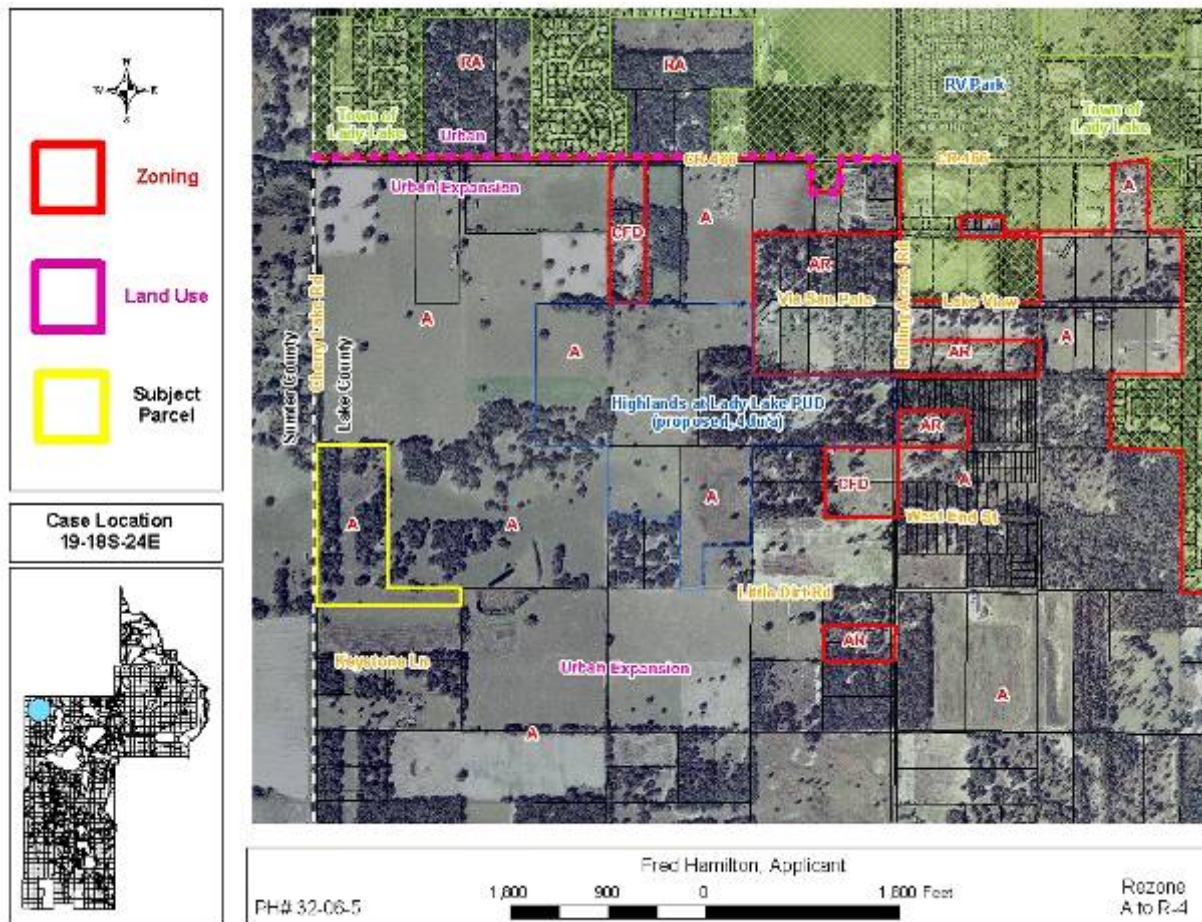
CASE NO: PH#32-06-5

AGENDA NO: #6

OWNER: Mannon Shaw

APPLICANT: Fred Hamilton

GENERAL LOCATION: Lady Lake area – Property lying at the SE corner of CR 466 and Cherry Lake Road.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-4 (Medium Suburban Residential) for construction of a single-family residential subdivision.

SIZE OF PARCEL: 25 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #35-06-CFD

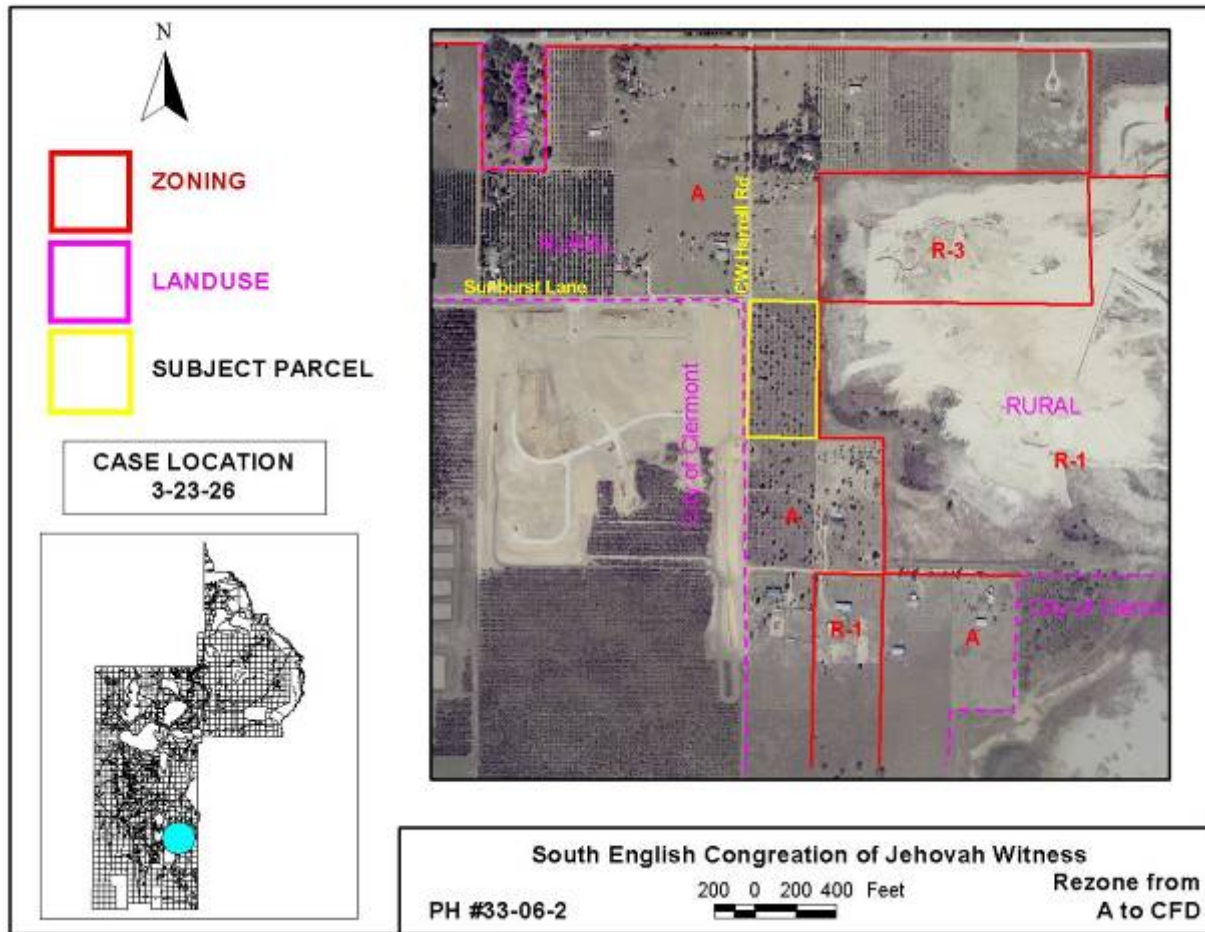
CASE NO: PH#33-06-2

AGENDA NO: 7

OWNERS: South English Congregation of Jehovah's Witnesses

APPLICANT: Dick Sanders

GENERAL LOCATION: South Lake County area – Property lying SE'ly of the intersection of John's Lake Road and CW Harrell Road (a non-county maintained road), adjacent to Magnolia Park subdivision to the west.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to CFD (Community Facility District) for a church and associated uses.

SIZE OF PARCEL: 5 +/- acres

FUTURE LAND USE: Rural

TRACKING NO.: #37-06-CFD

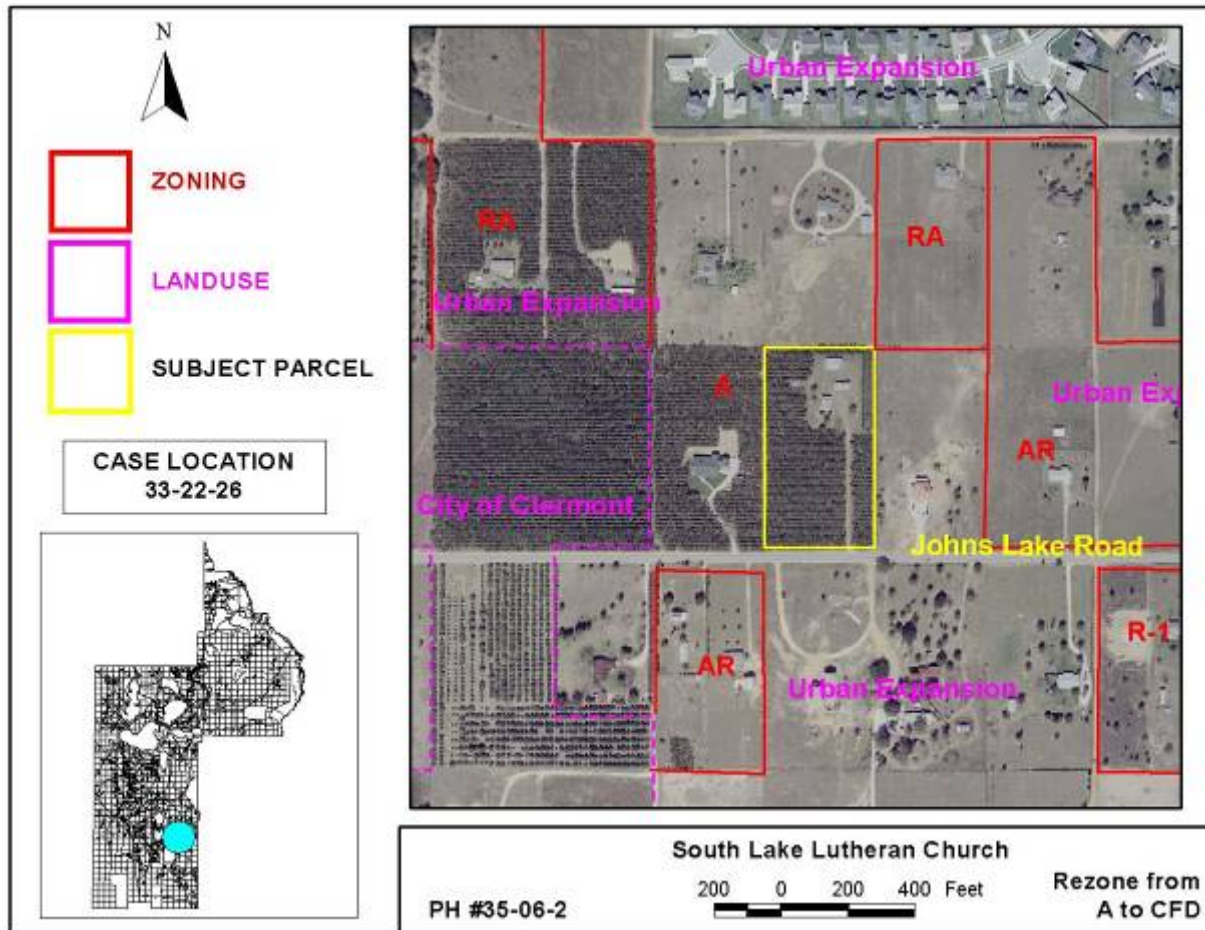
CASE NO: PH#35-06-2

AGENDA NO: #8

OWNERS: Ronnie Riggs, Robert Allan Foster III and Deborah Lewis

APPLICANT: South Lake Lutheran Church

GENERAL LOCATION: Clermont area – Property lying N of John's Lake Road and W of Hancock Road.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to CFD (Community Facility District) for construction of a church and associated uses such as a one-story chapel; multipurpose building to include fellowship & offices; Sunday School classrooms; future preschool, kindergarten; day school and/or daycare; sanctuary and ancillary uses; and the future placement of a 50' camouflaged cell tower.

SIZE OF PARCEL: 4.75 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #112-05-MSP/AMD

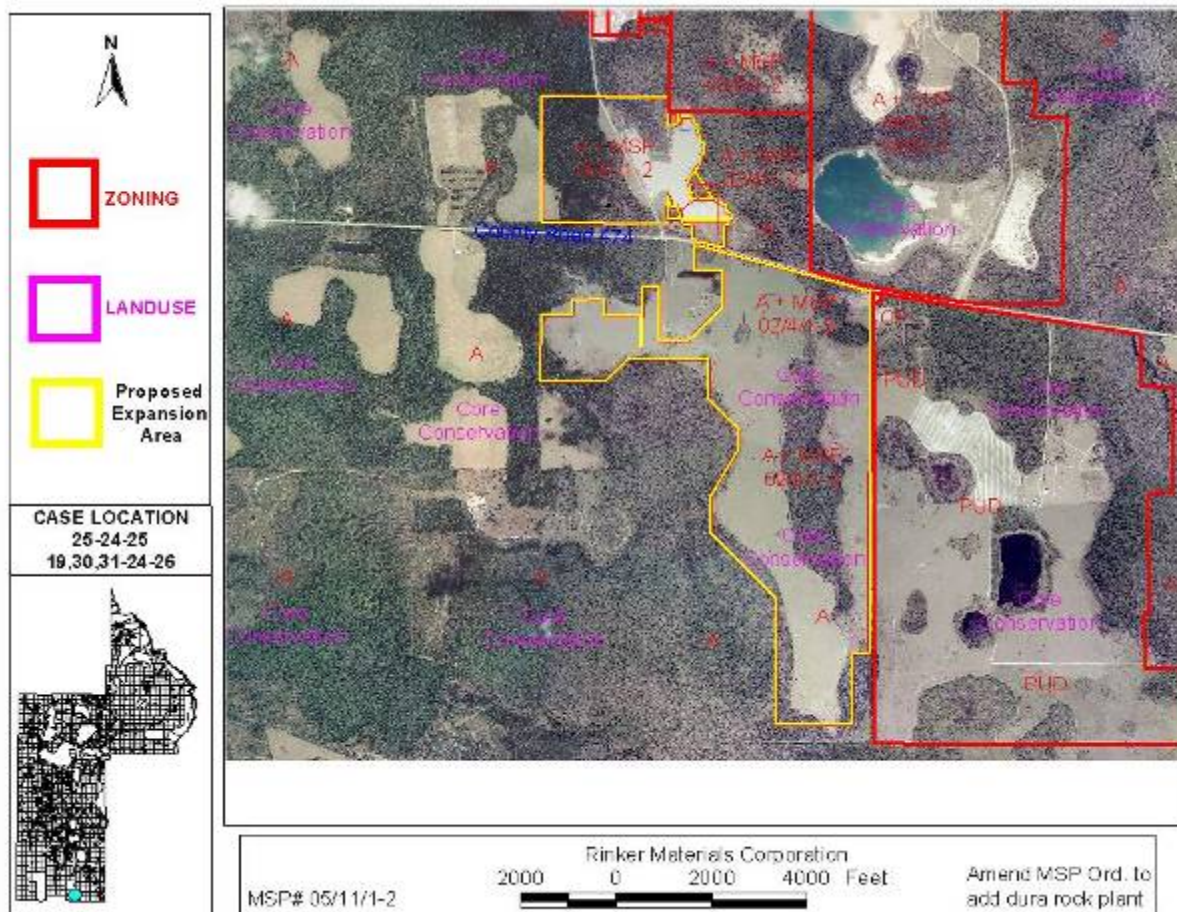
CASE NO: MSP#05/11/1-2

AGENDA NO: #9

OWNERS: Rinker Materials Corp

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Four Corners / Green Swamp area – Property located N of CR 474 and SW'ly of Green Swamp Road.



APPLICANT'S REQUEST: A request for an amendment to Mining Site Plan in A (Agriculture) (ORD#2002-50) to add the additional use of a Dura-Rock plant to the sand mine operation

SIZE OF PARCEL: 699 +/- acres

FUTURE LAND USE: GSACSC – Core/Conservation

TRACKING NO.: #24-06-PUD

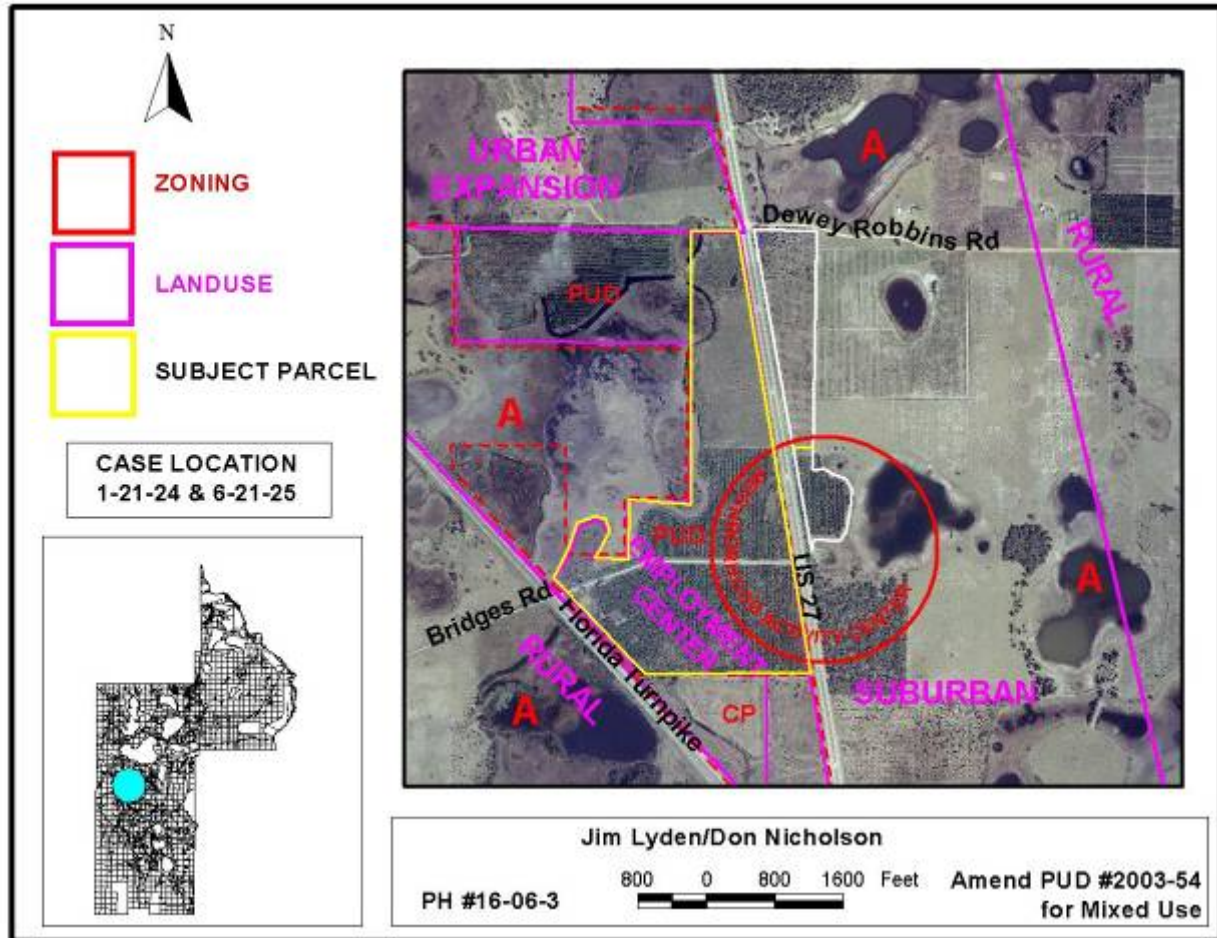
CASE NO: PH#16-06-3

AGENDA NO: #10

OWNER: Jim Lyden and Don Nicholson

APPLICANT: Craig J. Kosuta

GENERAL LOCATION: Leesburg area – From the intersection of US 27 and CR 48, proceed approximately 3-1.2 miles south on US 27 to the property located on the west side of the road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to PUD Ordinance #2004-78 (Golden Fleece) to increase the residential and commercial uses and decrease office uses.

SIZE OF PARCEL: 174+/acres

FUTURE LAND USE: Employment Center w/Neighborhood Activity Center Overlay

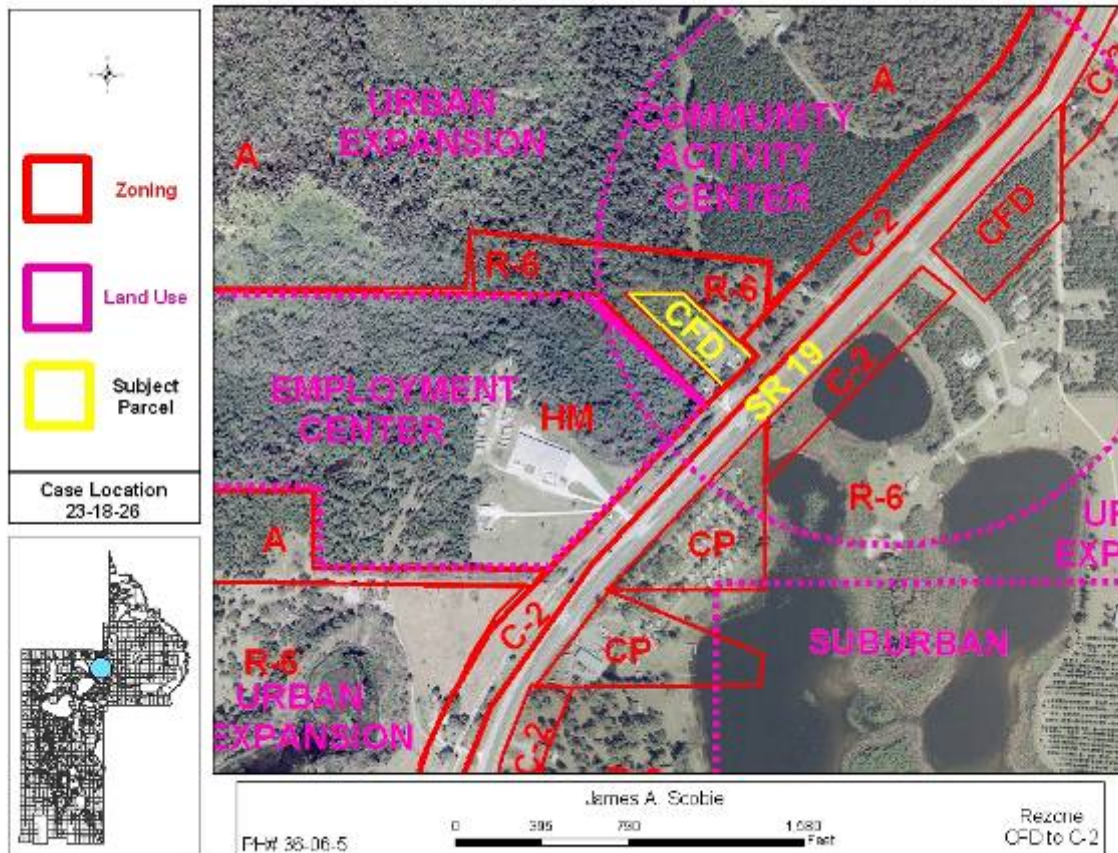
TRACKING NO.: #38-06-Z

CASE NO: PH#36-06-5

AGENDA NO: #11

OWNER: James A. Scobie

GENERAL LOCATION: Umatilla / Dona Vista area – Property lying W'ly of SR 19 and the SCL Railroad approximately 1/2 mile SW'ly of Mills Street.



APPLICANT'S REQUEST: A request to rezone from CFD (Community Facility District) to C-2 (Community Commercial) to allow for commercial uses such as plumbing, warehouse and office.

SIZE OF PARCEL: 2.54 +/- acres

FUTURE LAND USE: Urban Expansion w/Community Activity Center Overlay

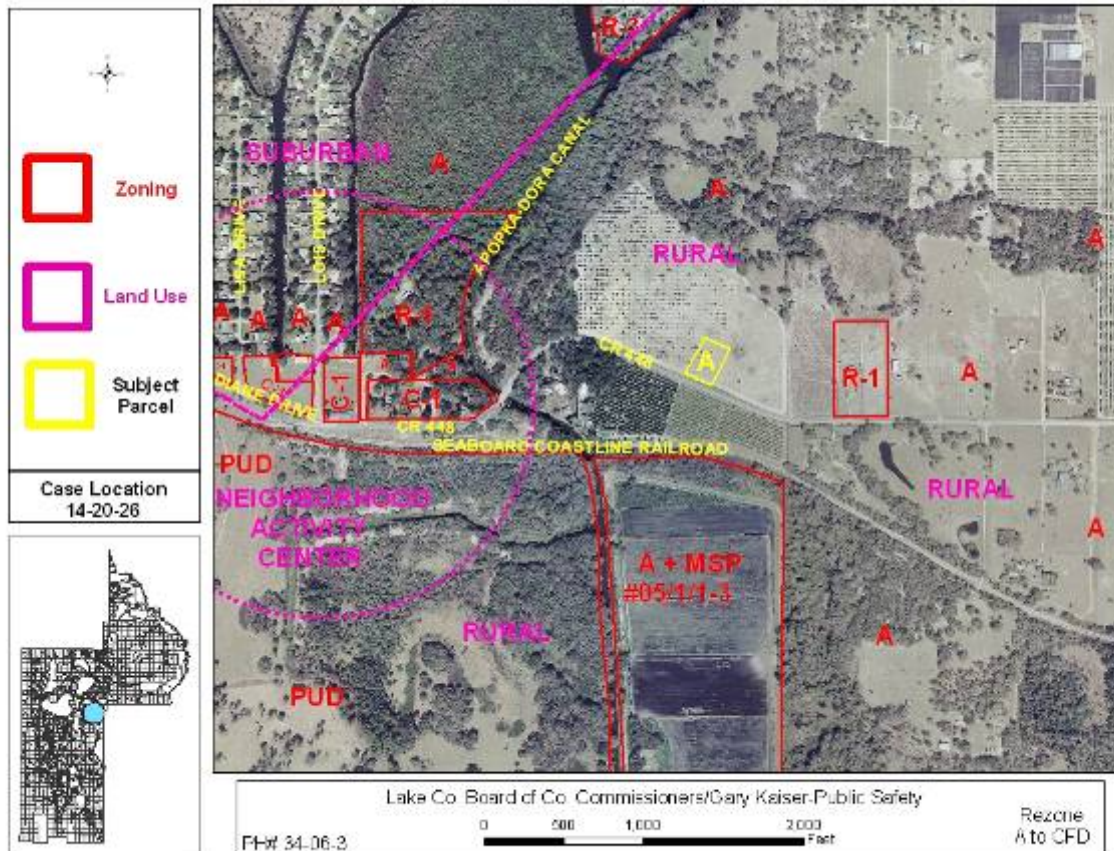
TRACKING NO.: #36-06-CFD

CASE NO: PH#34-06-3

AGENDA NO: #12

OWNER: Lake County Board of County Commissioners
APPLICANT: Department of Public Safety, Gary Kaiser

GENERAL LOCATION: Lake Jem – Property lying N'yly of CR 448 and approximately 1/2 mile E of Lois Drive.



APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to CFD (Community Facility District) for the construction of a fire station, police substation and other county government uses.

SIZE OF PARCEL: 1.75 +/- acres

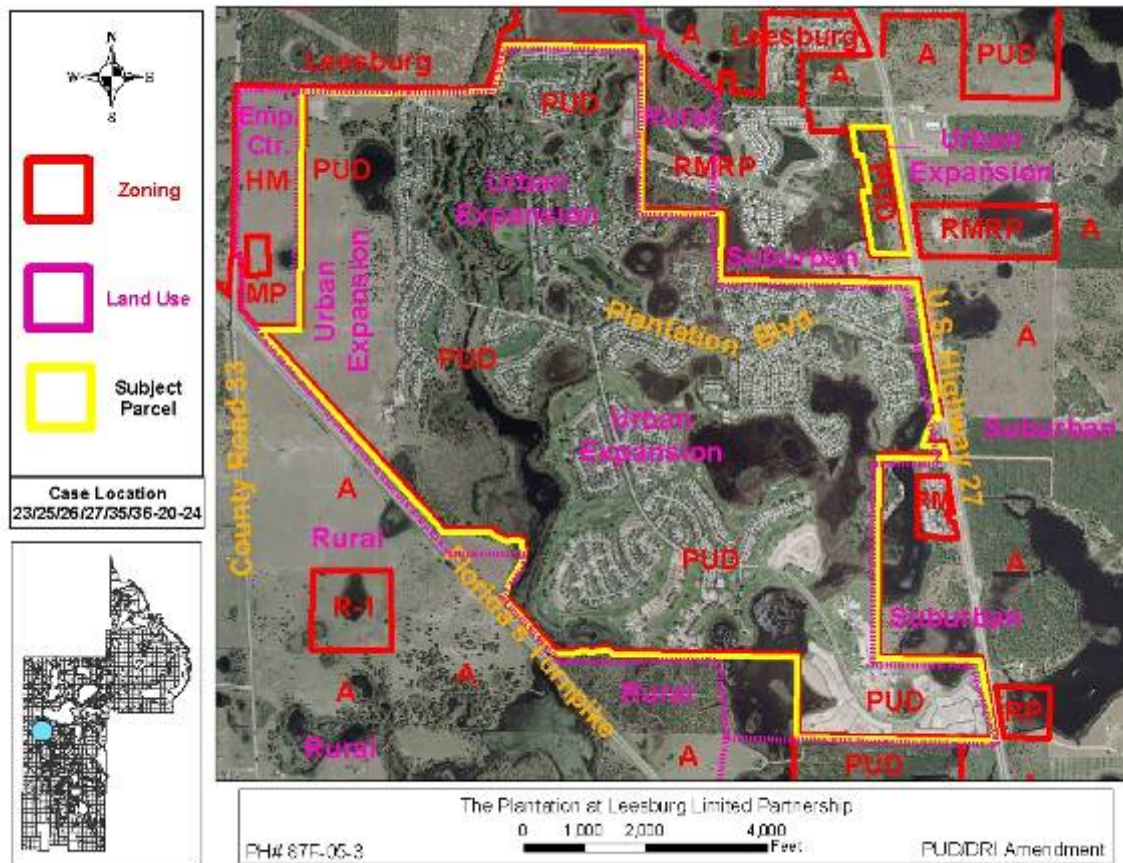
FUTURE LAND USE: Rural

CASE NO: PH#87F-05-3

AGENDA NO: #13

OWNER: The Plantation at Leesburg
APPLICANT: Miranda F. Fitzgerald, Esq.

GENERAL LOCATION: Leesburg area - Property lying N of Florida's Turnpike, W of US 27 and E of SR 33. (Secs. 23/25/26/27/35/36 Twp. 20S Rge. 24E)



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a non-substantial amendment to PUD/DRI Ordinance #2003-11 (DRI Development Order) and #2003-12 (Local Development Order) to reduce the residential density and commercial square footage.

SIZE OF PARCEL: 1,760 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #31-06-PUD

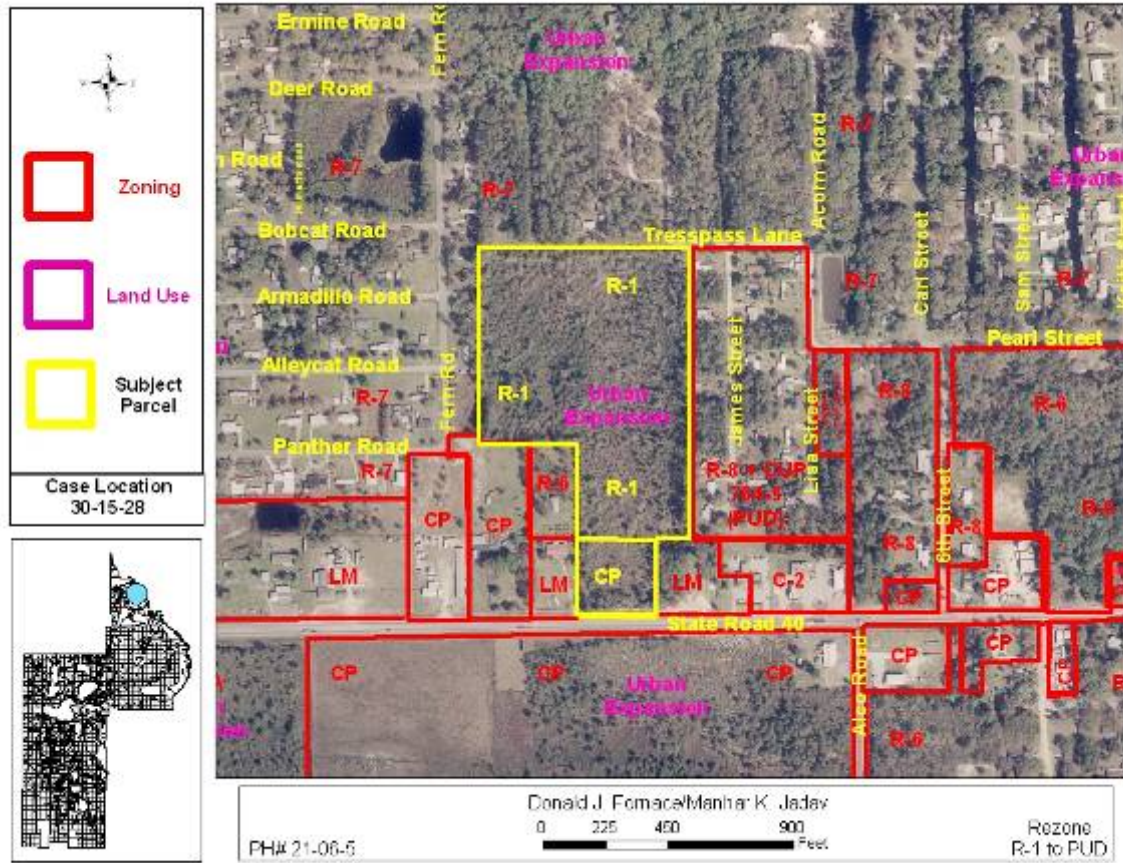
CASE NO: PH#21-06-5

AGENDA NO: #14

OWNER: Donald J. Fornace

REPRESENTATIVE: Manhar K. Jadav, P.E.

GENERAL LOCATION: Astor area – Property lying N of SR 40/Butler Street and W of James Street.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to PUD (Planned Unit Development) for a residential development.

SIZE OF PARCEL: 17 +/- acres

FUTURE LAND USE: Urban Expansion